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### John Muir Correspondence (PDFs)

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1886-08-05

## Letter from Walter Brown to John Muir, 1886 Aug 5.

Walter Brown

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Kansas City, Mo. Aug 8<sup>th</sup> 1886

John Muir Esq  
 Martiney Bell  
 Dear Brother,

I wired you late last evening asking you if you could raise \$500. Now I have a chance to exchange our house for a corner 100x100 on which I can build seven houses and a drug store which will combined bring us a rental of 6000 \$ net or 7000 gross yearly. The location is one of the very choicest in the City being at the corner of Washington & 14<sup>th</sup>, This is on the west side, and in the Benton part of town. I would put up 3 story houses with all modern improvements. The ground would cost 20,000. \$ we can put in the house equity at 8000. \$ and your 5000 \$ and my 4000. \$ would clear the lot. Then I can get all of the money necessary to put up the Block at the Big new Bank here which my Friends (I helped a little) have just started (or rather will start next Monday) (Capital \$1,250,000.) Then as soon as it is completed I will make a loan at 6 % for all it cost and your 8000. \$ besides. (We can build much cheaper than those not familiar with building suppose) for instance what the plans show its cost 6000. we can build for 4000. We can get up a suitable Block for 28,000. \$ The rentals will pay 15 % gross on the entire cost of the lot & improvements.

With Regards I am truly Walter Brown